\$479,000 - 56, 2318 17 Street Se, Calgary

MLS® #A2123410

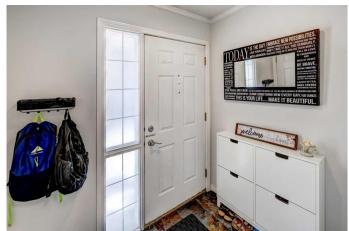
\$479,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft Residential on 0.00 Acres

Inglewood, Calgary, Alberta

OPEN HOUSE MAY 25 from 2-4. WELCOME HOME to your immaculate 2 BED, 2 FULL BATH property w/2 living spaces, hardwood floors & loads of west facing outdoor space! As you walk up to the front door note your ATTACHED GARAGE - huge bonus for our Calgary winters. There is a good sized foyer w/closet space for your boots and coats. Walk up the stairs and note the large living room w/a great BAR AREA complete w/mini deep freeze & bar fridge (included). This room is so bright w/SOUTH FACING WINDOWS. Past this entertaining/living room note the secondary bedroom (very large) as well as the full 4 pc bath, laundry area (W/D included) & utility room. The kitchen boasts upgraded SS APPLIANCES, newer LVP flooring & a corner PANTRY! The kitchen is adjacent next to the DINING SPACE & is home to more bright, natural light. The cozy family space towards the back of the home has more gleaming hardwood floors, open sightlines, GAS FIREPLACE & leads to your WEST PATIO (patio swing can be included if desired). Alternatively, this would make a wonderful extended dining space. The spacious PRIMARY SUITE features more of your wonderful natural light & has a large WIC & 4 pc ensuite. Spend time at the outdoor rink, take a bike ride along the extensive pathway system along the river, walk to the Inglewood Bird Sanctuary or take in the trendy and vibrant community of Inglewood all within







walking distance as is schools & transportation. Come and check this home out!

Built in 2002

Essential Information

MLS® # A2123410 Price \$479,000 Sold Price \$468,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,232 Acres 0.00 Year Built 2002

Type Residential

Sub-Type Row/Townhouse
Style 1 and Half Storey

Status Sold

Community Information

Address 56, 2318 17 Street Se

Subdivision Inglewood
City Calgary
County Calgary
Province Alberta
Postal Code T2G 5R5

Amenities

Amenities Snow Removal

Parking Spaces 1

Parking Single Garage Attached

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Wine Refrigerator

Heating In Floor, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Basement None

Exterior

Exterior Features Balcony

Lot Description Environmental Reserve, Landscaped, Many Trees, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2024
Date Sold June 10th, 2024

Days on Market 48

Zoning M-CG d72

HOA Fees 0.00

Listing Details

Listing Office Century 21 PowerRealty.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.